

**GREEN MOUNTAIN PHASE 1 HOMEOWNERS ASSOCIATION**  
**2024 ANNUAL MEMBERSHIP MEETING**  
**MEETING MINUTES**  
**October 30, 2024**

**I. CALL TO ORDER**

A. Amanda Bell called the 2024 Annual Membership meeting to order at 6:30 p.m., via Zoom.

**II. ESTABLISHMENT OF QUORUM**

- A. A quorum was established as 20% of the membership was represented at the meeting in person or by proxy.
1. Total Homeowners/units in Association: 227
  2. Total proxies/homeowners required for quorum at meeting: 45
  3. Total Homeowners in attendance: 12
  4. Total Homeowners represented by Proxy: 54

**III. ROLL CALL**

**A. Board Members Present:**

President	Amanda Bell
Vice President	Brent Boisvert
Secretary	Katelyn Knoetzel
Director	George Kafouros

**B. Board Members Absent:**

Treasurer	Dale Empey
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**C. Others Present:**

Manager	Mitchell Lambert, AMS NW
Meeting Recorder	Mitchell Lambert, AMS NW

**IV. APPROVAL OF 2023 ANNUAL & BUDGET RATIFICATION MEETING MINUTES (Verbal Vote)**

A. **MSUC<sup>1</sup> to: Approve the Annual & Budget Ratification Meeting Minutes of October 25, 2023 as presented.**

**V. 2025 OPERATING BUDGET RATIFICATION**

A. Majority of the voting power of the Association (**114 units**) were required to be present at the meeting, to hold a vote, to ratify or reject the 2025 operating Budget. A vote to ratify/reject the 2025 operating Budget was not completed, as only **twelve (12)** total Owners were present at time of Budget discussion, and ratification.

The 2025 Budget is now deemed ratified, which was previously mailed to all Owners, and will be uploaded to [www.ams-nw.com/portal](http://www.ams-nw.com/portal).

**VI. ELECTION OF BOARD MEMBERS**

A. The Association is required to receive Total Voting Power (114 Ballots) to hold a valid election. Unfortunately, the Association only received a total of 62 ballots, needing 52 more ballots to complete the Board elections for 2024. The Association will extend the voting for the 2024 Board Election with a Special Meeting tentatively scheduled for November 20, 2024, via Zoom in hopes of announcing the voting results, if Total Voting Power is achieved.

Additional communications will be sent to all Owners on how to vote for the open positions with all ballots already received, remaining valid, until the election has been completed.

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<sup>1</sup> MSUC = Moved, Seconded, Unanimously Carried  
MSC = Moved, Seconded, Carried

There are five (5) Board positions up for election at this year's Annual Meeting with all positions being one (1) year terms.

**VII. OPEN FORUM**

A. Open Forum was held allowing all Homeowners on the Zoom to speak or abstain.

**VIII. ADJOURNMENT**

A. There being no further business, the meeting was adjourned at 7:39 p.m.